



THE
A-TEAM

**RE/MAX
FIRST**

2405 WENTWORTH Villas, Calgary T3H 0K8

MLS®#: **A2184522** Area: **West Springs** Listing Date: **12/27/24** List Price: **\$559,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **1,496 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,587**
 Low Sqft:
 Ttl Sqft: **1,587**

DOM

8
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard, Landscaped, Treed**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Brick, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Closet Organizers, High Ceilings, Kitchen Island, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`11" x 10`3"	Dining Room	Main	9`5" x 7`3"
Library	Main	5`5" x 2`6"	Living Room	Second	19`4" x 12`9"
Laundry	Second	5`11" x 5`5"	2pc Bathroom	Second	5`11" x 4`8"
Bedroom - Primary	Third	13`8" x 12`0"	4pc Ensuite bath	Third	8`1" x 4`11"
Bedroom	Third	13`8" x 11`9"	4pc Bathroom	Third	8`0" x 4`11"
Foyer	Lower	14`1" x 6`10"	Furnace/Utility Room	Lower	18`7" x 12`4"

Legal/Tax/Financial

Condo Fee:
\$387

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1013250**

Remarks

Pub Rmks: **Meticulously maintained 2 bed, 2.5 bath townhome now available in the heart Wentworth with central AC! This gorgeous home is in amazing condition throughout with beautiful tiled entry, dark maple hardwood on the main floor with upgraded kitchen, stainless appliances including gas stove, granite counter tops and breakfast bar. Spacious kitchen/dining room with convenient back door out to the south facing deck and treed yard. Large living room with gas fireplace and stunning furniture that can be purchased as well! Upper floor has two large primary bedrooms, both with ensuites and walk-in closets. Basement is unfinished but could be created into a gorgeous home office if you desire. Amazing location in the complex, away from traffic and backing onto gorgeous trees for an abundance of privacy. This unit is walking distance to a ton of great amenities such as restaurants, shopping, grocery stores and transit. Truly a spectacular home that won't be available for long so book your private showing today!**

Inclusions:
Property Listed By: **N/A**
Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









